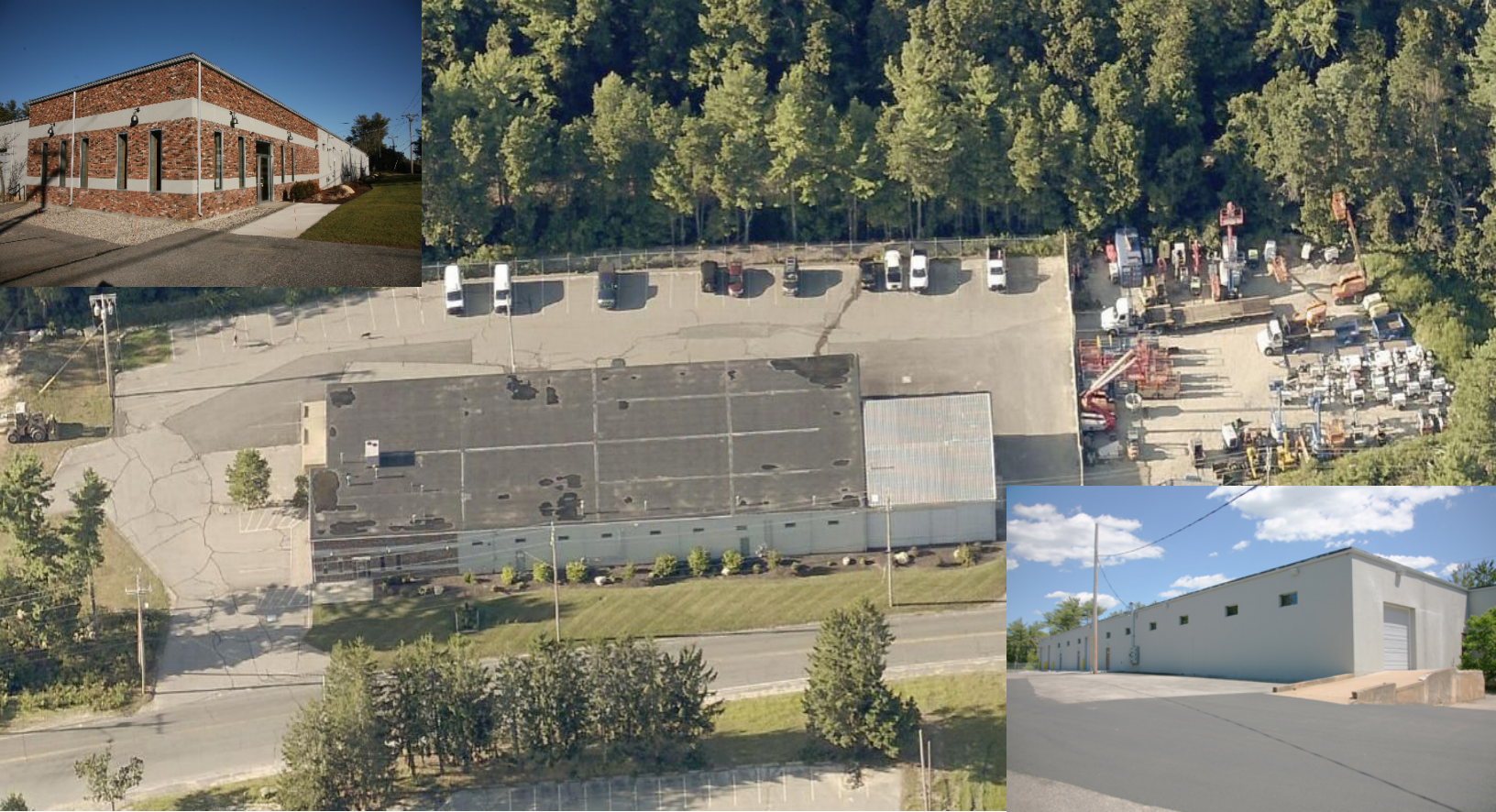
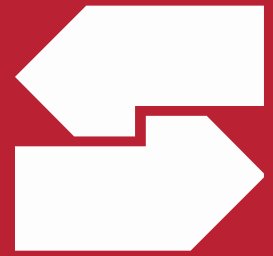


FOR LEASE

7,500 SF Industrial with Showroom – Unit #1
72 Minot Avenue, Wareham, MA



Size:	7,500 SF. Combo Loading Dock & Overhead Door (10'x10') with Power Opener. LED Lighting, 14' Height, ADA Bath. Showroom has A/C.
Utilities:	120/240V – 3Phase, 200 Amp – Electric, Municipal Water & Sewer. Natural Gas.
Parking Spaces:	24 Spaces.
NNN's:	Average \$2.25 SF +/- – Depending on Snow & Salt.
Location:	4 Minutes from Route 495.
For Lease:	\$12.00 SF NNN.



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR Owner/Broker
Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com